(a) the amount provided by Government for sanctioned scheme of Rs. 263.40 crores under their commitment of providing 50 per cent amount as loan; and

(b) by when Government would provide this amount?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI BANDARU DATTATRAYA): (a) and (b) The Govt. of India released Rs. 4 crores during 1994-95 and Rs. 2 crores during 1996-97. Another Rs. 4.5 crores have been released on 7th December, 1999 by the Government of India to the Government of Uttar Pradesh. Further releases would depend upon budgetary allocation for the Ganga Barrage Project during the year 2000-2001.

Implementation of 'Unit Area System' for Assessment of Property

†425. SHRI SWARAJ KAUSHAL: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether directives have been issued to implement 'Unit Area System' now throughout the country for the assessment of property;

(b) if so, the details thereof; and

(c) what is the utility of the said system compared to erstwhile system?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI BANDARU DATTATRAYA): (a) and (b) Ministry of Urban Development have issued guidelines to State Government and Union Territories for the property tax reforms. These guidelines *inter-alia* deals with the Area Based Property Tax Model. Under this method, tax on built up property (both residential and non-residential) is linked to factors like (i) location of holding; (ii) use of a holding; (iii) type of a construction; (iv) carpet area of the building. Since Property tax is a State subject, it is for the concerned State Governments/Union Territories to adopt area based property tax model.

(c) The area based property tax model is considered to be more useful in comparison to other property tax models. Following are the main objectives of the Area Based Property Tax Model:—

(1) Low rate of property Tax so as to make it acceptable by the public at large.

(2) Minimise the discretion on the part of assessors in tax levy;

(3) Make the process of assessment, levy and collection transparent and simple;

(4) Ensure equity between different classes of tax payers/property owners;

(5) Facilitate self assessment of property tax by property owners/occupiers.

Perspective Plan for Delhi

426. SHRI KARTAR SINGH DUGGAL: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether there is perennial power and water shortage in the Capital and yet proposals for new colonies and multi-storey buildings are being approved;

(b) whether there is a perspective plan to meet these shortages on permanent basis; and

(c) what steps are being taken to develop satellite towns to get rid the Capital of the present congestion?

THE MINISTER OF URBAN DEVELOPMENT (SHRI JAGMOHAN): (a) and (b) Due to the burgeoning population in the Capital, a large part of which is due to the in-migration there is power and water shortage in the city. However, housing especially for the low and middle income Groups, has to be provided for. Regarding power and water shortage, the matter is monitored at various levels. The Municipal Corporation of Delhi and other local authorities are being continuously pressed to ensure that no-unauthorised or multi-storeyed buildings, which is not in accordance with the bye-laws and the Delhi Master Plan, is allowed to come up or continue.

The Delhi Vidyut Board and the Delhi Jal Board also make concerted efforts to reduce the gap between the actual demand and supply of power and water respectively.

(c) The National Capital Region Planning Board (NCRPB) was set up to decongest Delhi by diverting various activities to the NCR areas and satellite towns. The NCRPB and the Govt. of India have provided loan assistance of Rs. 828.46 crores till December, 1999 to the participating States for implementation of 135 schemes.

HUDCO Assistance for Drinking Water Scheme in Karnataka

427. SHRI K.C. KONDAIAH: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether HUDCO has agreed to provide assistance to Karnataka for drinking water schemes;